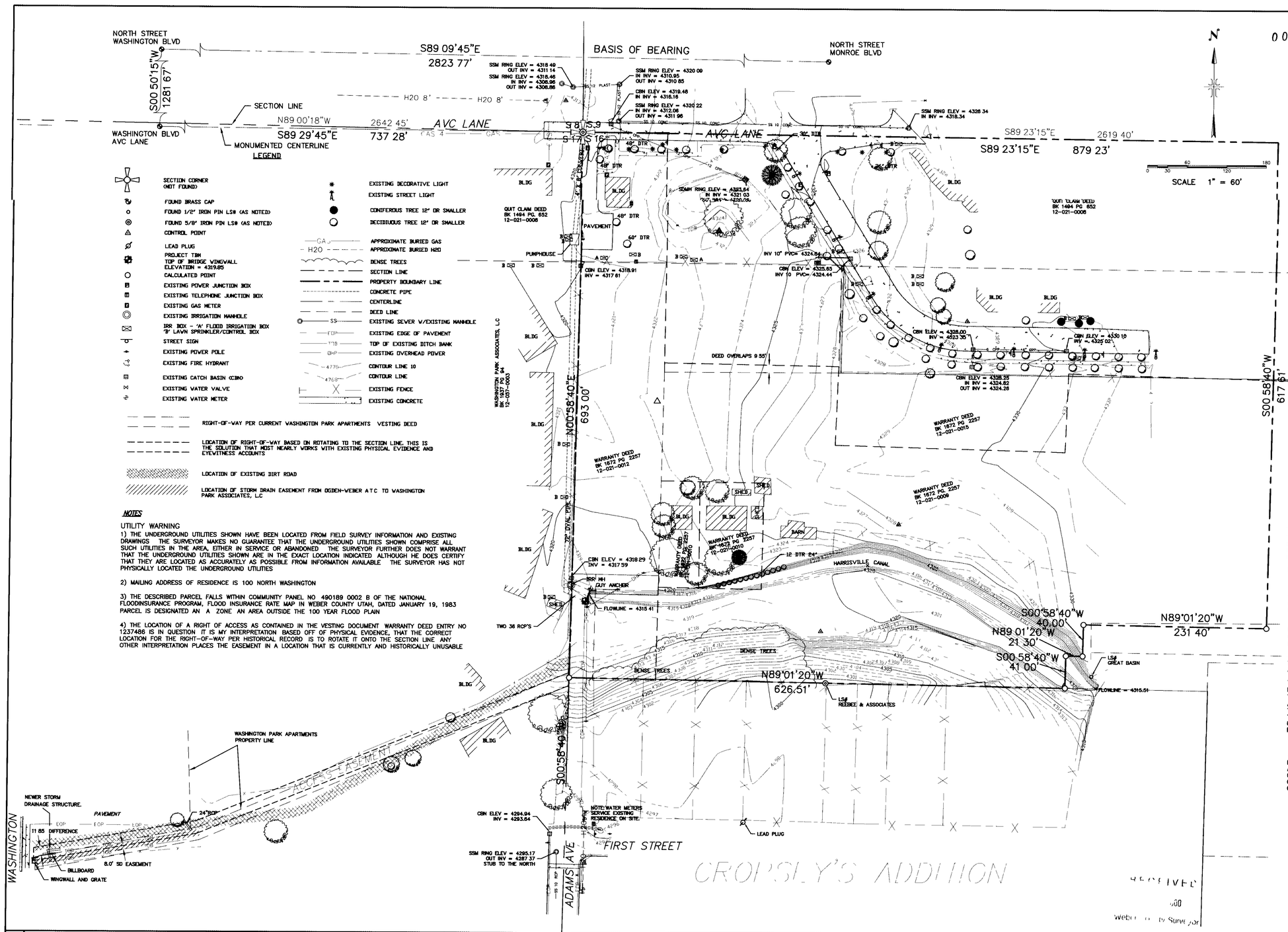

002585

NORTH OGDEN VICINITY MAP NTS

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 16, T 6N , R 1W S L B &M , WEBER COUNTY UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT A BRASS MONUMENT MARKING THE INTERSECTION OF WASHINGTON BLVD AND NORTH STREET THENCE S00°50 15"W ALONG THE MONUMENTED CENTERLINE OF WASHINGTON BLVD A DISTANCE OF 1281 67 FEET TO A BRASS MONUMENT AT THE INTERSECTION OF WASHINGTON BLVD AND AVC LANE THENCE S89°29 45"E ALONG THE CENTERLINE OF AVC LANE A DISTANCE OF 737 28 FEET TO THE CALCULATED NORTHWEST CORNER OF SAID SECTION 16 AND THE REAL POINT OF BEGINNING

THENCE S89°23 15"E A DISTANCE OF 879 23 FEET, THENCE S00°58'40"W A DISTANCE OF 617 61 FEET, THENCE N89°01'20"W A DISTANCE OF 231 40 FEET THENCE S00°58'40"W A DISTANCE OF 40 00 FEET, THENCE N89°01'20"W A DISTANCE OF 21 30 FEET, THENCE S00°58 40"W A DISTANCE OF 41 00 FEET TO THE NORTH LINE OF CROPSEY'S ADDITION AS SHOWN ON THE OFFICIAL PLAT THEREOF THENCE N89°01'20"W ALONG CROPSEY'S ADDITION, A DISTANCE OF 626 51 FEET TO THE WEST LINE OF SECTION 16 THENCE N00°58'40 E ALONG THE SECTION LINE, A DISTANCE OF 693 00 FEET TO THE REAL POINT OF BEGINNING CONTAINS 13 59 ACRES OF LAND

TOGETHER WITH A RIGHT OF WAY AS DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 1672 AT PAGE 2257 OF THE OFFICIAL RECORDS AND AS FOLLOWS

RECORD RIGHT-OF-WAY (PER WARRANTY DEED ENTRY NO 1237486)

A RIGHT OF WAY OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY PART OF THE NORTHEAST QUARTER OF SECTION 17 TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U S SURVEY BEGINNING AT A POINT 10 4 CHAINS SOUTH ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION RUNNING THENCE SOUTH 0 25 CHAINS THENCE SOUTH 67D WEST 7 66 CHAINS THENCE SOUTH 79D16' WEST 4 11 CHAINS, THENCE NORTH 0 25 CHAINS, THENCE NORTH 79D16 EAST 4 11 CHAINS THENCE NORTH 67D EAST 7 66 CHAINS TO THE PLACE OF BEGINNING

TITLE DOCUMENTS

THIS SURVEY WAS PREPARED IN RELIANCE WITH THE COMMITMENT FOR TITLE INSURANCE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY UTAH DIVISION, EFFECTIVE DATE MARCH 9 1999, COMMITMENT NO 0012273 AND IS HEREBY MADE A PART OF THIS SURVEY

THERE WERE NO PLOTTABLE EXCEPTIONS

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHERYL SEARLE ON BEHALF OF THE STATE OF UTAH DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT THE BASIS OF BEARING FOR THIS SURVEY WAS SOUTH 89°09'45 EAST BETWEEN CENTERLINE MONUMENTS IN NORTH STREET AT WASHINGTON BLVD AND MONROE BLVD

THE CONTROLLING DOCUMENT FOR THE PERIMETERS OF THIS PROPERTY IS A WARRANTY DEED RECORDED IN BOOK 1672 AT PAGE 2257 THE DEED FOR THIS PROPERTY WAS ROTATED 0°58 40" RIGHT BASED ON A CALL OF ALONG THE SECTION LINE AND VERIFIED BY FITTING HISTORICAL OCCUPATION LINES OF CROPSEY'S ADDITION

ALTA CERTIFICATION

TO THE STATE OF UTAH DIVISION OF FACILITIES CONSTRUCTION & MANAGEMENT AND FIRST AMERICAN TITLE INSURANCE COMPANY UTAH DIVISION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1 2, 3, 4, 5 8, 10, 11 AND 13 OF TABLE "A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE

CERTIFICATE OF LAND SURVEYOR

I GARY W WIER DO HEREBY CERTIFY THAT I AM A REGISTERED LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO 333098 AS REQUIRED BY UTAH STATE LAW I FURTHER CERTIFY THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF UTAH PERTAINING TO PLATS AND SURVEYS

PROFESSIONAL LAND SURVEYOR 8 16 00 No 333098 GARY W WIER STATE OF UTAH

DATE GARY W WIER, L.S. NO. 333098

NOTES

UTILITY WARNING

1) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES

2) MAILING ADDRESS OF RESIDENCE IS 100 NORTH WASHINGTON

3) THE DESCRIBED PARCEL FALLS WITHIN COMMUNITY PANEL NO 490189 0002 B OF THE NATIONAL FLOODINSURANCE PROGRAM, FLOOD INSURANCE RATE MAP IN WEBER COUNTY UTAH, DATED JANUARY 19, 1983 PARCEL IS DESIGNATED AN A ZONE AN AREA OUTSIDE THE 100 YEAR FLOOD PLAIN

4) THE LOCATION OF A RIGHT OF ACCESS AS CONTAINED IN THE VESTING DOCUMENT WARRANTY DEED ENTRY NO 1237488 IS IN QUESTION IT IS MY INTERPRETATION BASED OFF OF PHYSICAL EVIDENCE, THAT THE CORRECT LOCATION FOR THE RIGHT-OF-WAY PER HISTORICAL RECORD IS TO ROTATE IT ONTO THE SECTION LINE ANY OTHER INTERPRETATION PLACES THE EASEMENT IN A LOCATION THAT IS CURRENTLY AND HISTORICALLY UNUSABLE

NO	REVISIONS	BY	DATE
6			
5			
4			
3			
2			
1			

DESIGNED BY	DATE:
DRAWN BY: SAM B	DATE: 08-01-00
CHECKED BY: G WIER	DATE: 8-16-00
APPROVED:	DATE:
CODO FILE:	DATE:
REV CODO FILE:	DATE:

K:\3-00-124-00\Drawings1\ALTA.dwg 08/08/00 06:55:44 PM MDT

HUBBLE ENGINEERING, INC.
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1471 N 1200 W
OREM, UTAH 84057
(801) 802-8992

OGDEN-WEBER APPLIED TECHNOLOGY CENTER

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, T6N, R1W, SLB&M, AND BEING A PORTION OF ACADEMY HEIGHTS ADDITION BLOCK 9

JOB NO 3-00-124-00

SHEET NO 1